

Poles Hill, Bradiford, BRADIFORD
£875 pcm

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Detached 3 Bed House
- Two Reception Rooms
- Garage and Ample Off Road Parking
- Double Glazing

- Fitted Kitchen
- Spectacular Views
- No Near Neighbours
- Oil Central Heating

Poles Hill, Bradiford, BRADIFORD, Devon, EX31 4DP

Detached house with no near neighbours completely refurbished to provide good quality three bedroom house with dining room, lounge, fully fitted kitchen, utility room, shower room, three bedrooms and family bathroom. Spectacular views from the upper floor across Barnstaple. Oil central heating. Double glazing. Ample parking and garage. Accessed up a steep road and rough at the top. £875.00 pcm, £1000.00 deposit. Available now.

Ground Floor

ENTRANCE HALL

Front door leading through to:

LOUNGE

4.1m x 4.4m (13' 5" x 14' 5")

Central fireplace with wood burner, wooden floors.

DINING ROOM

4.1m x 3.6m (13' 5" x 11' 10")

KITCHEN

1.8m x 5.41m (5' 11" x 17' 9")

Modern fully fitted Kitchen.

Under stair cupboard.

UTILITY AREA

with oil boiler, plumbing for washing machine.

Shower Room

Walk-in shower cubicle, W.C and sink.

First Floor

FIRST FLOOR LANDING

BEDROOM 1

4.14m x 3.05m (13' 7" x 10' 0")

BEDROOM 2

3.6m x 3.4m (11' 10" x 11' 2")

BEDROOM 3

3.64m x 2.62m (11' 11" x 8' 7")

FAMILY BATHROOM

2.62m x 1.88m (8' 7" x 6' 2")

Bath with mixer tap shower, W.C and sink. Airing cupboard.

OUTSIDE

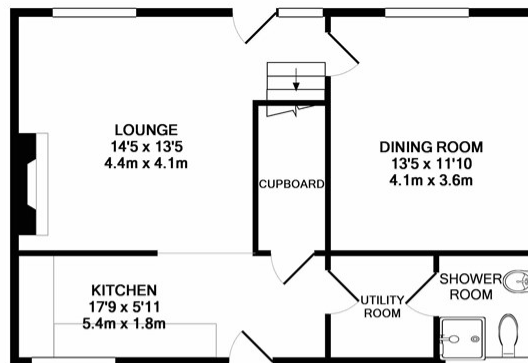
Spacious outside area with parking. Covered area and garden shed.

Services

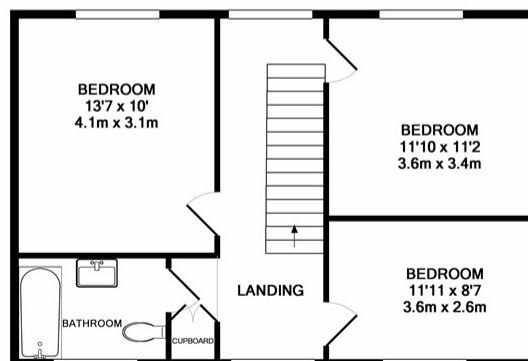
Mains electricity, water and drainage. Oil central heating. Septic Tank.

Directions

Down into Bradiford, cross over little bridge (you will see the house up on the hill to the left), carry on until small track on left, turn up here. Access is very difficult and there is no access to vans and lorries.



GROUND FLOOR
APPROX. FLOOR
AREA 583 SQ.FT.
(54.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 583 SQ.FT.
(54.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1166 SQ.FT. (108.4 SQ.M.)
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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.